



Oak Road, Ripon, HG4 2NA

£129,000



## Oak Road, Ripon, HG4 2NA

A great opportunity to buy this smart ground floor flat offering economical and low-maintenance living in an established and conveniently placed residential area to the south of Ripon city centre not far from countryside and amenities.

SOLO SAY: Following a programme of updating in recent years, the flat has been thoroughly revitalised and reveals a fresh and contemporary finish to show off the well-proportioned and versatile accommodation. The tasteful décor complements the numerous thoughtful and stylish features including the modern kitchen and bathroom fittings.

Further benefits include a private outside entrance door, gas central heating with a 'combi' boiler, excellent storage space, double glazing and a good size lawned garden. This delightful property has served our client well and would now make an astute buy-to-let investment, an excellent first step on the property ladder or a low maintenance down-size home for the successful buyer.







A covered communal entrance-way leads to the private entrance door. The hall offers a usefully deep storage/linen cupboard.

The well-proportioned sitting room features a modern fireplace flanked by twin alcoves and a window. From here there is access to the modern and attractively appointed kitchen where the window has a favourable southerly orientation to make the most of brighter days.

There is ample work-space and storage together with an attractive range of units, electric oven, gas hob, extractor and space for other appliances.

Bedroom one has a range of wardrobes and an additional store cupboard. Bedroom two also has fitted wardrobes (housing the central heating boiler). The stylishly appointed bathroom has a white suite of bath with shower over, vanity unit with wash basin and toilet.





The property has its own private and enclosed garden at the front which is a good size with lawn, gravelled area and shed.

Situated in this popular residential area close to the south western edge of Ripon, Oak Road is superbly placed for some great walks into the countryside towards Fountains Abbey. The area also has some excellent local amenities and shops including a local Co-op, Morrisons supermarket and regular bus services.

The historic centre of Ripon offers an excellent range of shops, services, restaurants and places of interest situated around the picturesque market place. Ripon is ideally placed for an excellent road network which connects with the larger towns and cities in the area and the A1(m).

AGENT'S NOTE: Awaiting new photographs. The photographs shown are from a previous listing for this property in 2022 and are therefore intended as a guide only.





## GROUND FLOOR

TOTAL FLOOR AREA : 569 sq.ft. (52.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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